

SUBDIVISION COMMITTEE
Regular Meeting -- May 25, 1970

PRELIMINARY PLANS

C8-68-9 Greenbriar, Section Two (2), Rev.
Parker Lane and Royal Hill Drive

The staff reported that this subdivision is proposed for single family residential and apartment use and is classified as urban. It is located on Parker Lane and Royal Hill Drive and consists of 28 acres with 47 lots, each lot an average of 65' x 120'.

The staff reviewed the following departmental comments:

- | | |
|------------------------------------|---|
| 1. Water and Sewer Department | - Water and sewer are available |
| 2. Parks and Recreation Department | - O.K. |
| 3. Electric and Telephone Company | - Additional easements required |
| 4. Traffic and Transportation | - O.K. with provision for sidewalks |
| 5. Storm Sewer | - Additional drainage easements may be required |
| 6. Public Works | - Show scale and north arrow on location map, all lot dimensions and work out connecting street name with developer to the west |

Planning Department comments are as follows:

1. Recommend disapproval of blocks F and G pending annexation and zoning for the proposed uses.
2. Developer required to work out name of Royal Hill Drive with developer to the west.
3. Plan should be connected to reflect 60' R.O.W. on Carlson Drive by scale.
4. 15' setback lines from Carlson Drive required instead of 10' as shown on plan.
5. Fiscal arrangements required in conjunction with final plat for sidewalks along both sides of Royal Hill Drive, Carlson Drive, and Parker Lane.
6. Show dimensions of block G.
7. Compliance with departmental requirements.
8. Adjust alignment of Royal Hill Drive to match alignment on adjacent subdivision to the west.

After further discussion, the Committee

VOTED: To APPROVE the preliminary plan of GREENBRIAR, SECTION TWO (2), Revised, subject to the above conditions.

C8-69-34 Green Oaks, Revised
Brodie Lane and Riddle Road

The staff reported that this subdivision is proposed for residential use and is classified as suburban. It is located on Brodie Lane and Riddle Road and consists of 55 acres with 15 lots, each lot averaging 280' x 560'.

C8-69-34 Green Oaks, Revised--contd.

The staff reviewed the following departmental comments:

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| 1. Water and Sewer Department | - Water available from Water District #9. Sewer not available. |
| 2. Electric and Telephone Company | - Additional easements required. |
| 3. Storm Sewer | - Drainage easements required. |
| 4. Public Works | - Show number of lots |
| 5. Parks and Recreation | - O.K. |
| 6. Traffic and Transportation | - Recommend that Sundown Trail be straightened. |

Planning Department comments are as follows:

1. Recommend a restriction be required on final plat prohibiting future subdividing of lots except as shown by dashed line master plan.
2. Cul-de-sac required at north end of Broken Arrow Road.
3. Compliance with departmental requirements.
4. No sidewalks required.

The staff explained that the owner had put curve in Sundown Trail for the purpose of preserving trees on the tract, and the staff has no objections to this since it is a local 50' street and has smooth curves which present no problem for maneuverability.

After further discussion, the Committee

VOTED: To APPROVE the preliminary plan of GREEN OAKS, Revised, subject to the above conditions, not requiring Sundown Trail to be straightened.

C8-70-35 Bear Creek Park
Farm-to-Market Road 1626

The staff reported that this subdivision is proposed for residential use and is classified as suburban. It is located on Farm-to-Market Road 1626 and consists of 93.56 acres with 94 lots, the average lot size being 1 acre.

The staff reviewed the following departmental comments:

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|-----------------------------------|--|
| 1. Water and Sewer Department | - Water and sewer not available from City of Austin. |
| 2. Electric and Telephone Company | - Additional easements required for telephone. Outside city electric service area. |
| 3. Storm Sewer | - Drainage easements required. |
| 4. Public Works | - Show adjoining ownership and street names. |

C8-70-35 Bear Creek Park--contd.

- 5. Parks and Recreation
 - Consideration should be given to provision for access to Bear Creek so this area could be used for recreation by all the residents of this subdivision.
- 6. Traffic and Transportation
 - O.K.

Planning Department comments are as follows:

- 1. Consideration should be given toward provision for better access to the subdivision.
- 2. Variance required on length of block D. Recommend variance be granted because of topography in relation to Bear Creek.
- 3. Show street names on plan.
- 4. Show building setback lines on plan.
- 5. Variance required on length of the three (3) cul-de-sacs on the south boundary of subdivision. Recommend variance be granted as provision for extension of streets is made.
- 6. Health Department approval required for individual wells and septic tanks.
- 7. A no-occupancy restriction required on final plat pertaining to Health Dept. approval of water supply and septic tank systems.
- 8. Compliance with departmental requirements.
- 9. No sidewalks required.

After further discussion, the Committee

VOTED: To APPROVE the preliminary plan of BEAR CREEK PARK, subject to the above conditions, and granting a variance on the length of blocks and cul-de-sacs.

C8-70-36 Max Keilbar Subdivision
Manchaca Road and Keilbar Lane

The staff reported that this subdivision is proposed for residential use and is classified as urban. It is located on Manchaca Road and Keilbar Lane and consists of 7.86 acres with 20 lots, the average lot size being 85' x 160'.

The staff reviewed the following departmental comments:

- 1. Water and Sewer
 - Water is available from Water District #5. Sanitary sewer not available.
- 2. Electric and Telephone Company
 - Additional easements required.
- 3. Storm Sewer
 - Additional easements required.
- 4. Public Works
 - Show north arrow on "Key Plan" and dimensions of Railroad R.O.W.
- 5. Parks and Recreation
 - O.K.
- 6. Traffic and Transportation
 - Layout satisfactory. Sidewalks required.

C8-70-36 Max Keilbar Subdivision--contd.

Planning Department comments are as follows:

1. Show survey tie across Manchaca Road.
2. Round intersection at Manchaca Road and proposed Keilbar Lane.
3. Fiscal arrangements required in conjunction with final plat for sidewalks along the east side of Manchaca Road.
4. Show building lines on plan.
5. Compliance with departmental requirements.

After further discussion, the Committee

VOTED: To APPROVE the preliminary plan of MAX KEILBAR SUBDIVISION, subject to the above conditions.

C8-70-37 South Towne Plaza
Interstate Highway 35 and Wakefield Drive

The staff reported that this subdivision is proposed for commercial use and is classified as urban. It is located on Interstate Highway 35 and Wakefield Drive and consists of 9.26 acres with 10 lots, with an average lot size of 130' x 350'.

The staff reviewed the following departmental comments:

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|-----------------------------------|--|
| 1. Water and Sewer | - Water and sewer are available.
Approach main & easements will be required. |
| 2. Electric and Telephone Company | - Additional easements required. |
| 3. Storm Sewer | - Drainage easements required. |
| 4. Public Works | - Show location sketch. |
| 5. Parks and Recreation | - O.K. |
| 6. Traffic and Transportation | - 25' radius required at intersection of IH 35 and proposed Wakefield Dr.
Sidewalks required. |

Planning Department comments are as follows:

1. Round intersection corners at Interstate Highway 35 and Wakefield Drive.
2. Fiscal arrangements required in conjunction with final plat for sidewalks along both sides of Wakefield Drive and along the east side of IH 35.
3. Recommend lot 1, block A be connected to an adjoining lot.
4. Developer required to work out same street name for Wakefield Drive with developer to the east.
5. Compliance with departmental requirements.

After further discussion, the Committee

VOTED: To APPROVE the preliminary plan of SOUTH TOWNE PLAZA, subject to the above conditions.

C8-70-38 Southtree Creek Estates
Brodie Lane and Brodie Parkway

The staff reported that this subdivision is proposed for residential use and a school site and is classified as urban. It is located on Brodie Lane and Brodie Parkway and consists of 102.5 acres with 345 lots, and the average lot size is 60' x 125'.

The staff reviewed the following departmental comments:

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|-----------------------------------|---|
| 1. Water and Sewer | - Water available from Water District #9. Sanitary sewer not available. |
| 2. Electric and Telephone Company | - Additional easements required. |
| 3. Storm Sewer | - Additional drainage easements required. |
| 4. Parks and Recreation | - More land may be needed at school site to accomodate playground. |
| 5. Public Works | - Show all lot numbers on block S |
| 6. Traffic and Transportation | - O.K. |

Planning Department comments are as follows:

1. Recommend modifications as shown in blue on Plat Review print. The staff indicated that the modification had been agreed to by the owner.
2. Recommend a restriction to be placed on final plat prohibiting access from Brodie Lane and requiring houses to front onto Dry Gulch Lane for all lots abutting Brodie Lane.
3. School site must be approved by Austin School Board.
4. Identify school tract by lot or tract number.
5. Width and alignment of Brodie Lane required to be approved by the Arterial Committee.
6. Variance required on resulting length of blocks B-F, C-G, D-H, E-I, and Q. Recommend variance be granted as adequate circulation is being provided.
7. Suggest possible revision of block "O" to create lots proportionately the same size throughout subdivision.
8. Fiscal arrangements required in conjunction with final plat for sidewalks along both sides of Wisdom Lane, Learning Oak Lane, Brodie Parkway and both sides of Dry Gulch Lane adjacent to school tract, and along the west side of Brodie Lane abutting the subdivision.
9. Compliance with departmental requirements.
10. Recommend a ten foot walkway easement be provided through blocks G, H, and I to provide pedestrian access to school site in the vicinity of that portion of Learning Oak Lane which is recommended to be deleted from plan.
11. Approval subject to availability of sanitary sewer.

After further discussion, the Committee

VOTED: To APPROVE the preliminary plan of SOUTHTREE CREEK ESTATES, subject to the above conditions, and granting a variance on the length of resulting blocks B-F, C-G, D-H, E-I, and Q.

6A

88-70-39 Hillside Springs
Farm-to-Market Road 1825

The staff reported that this subdivision is proposed for residential and commercial use and is classified as suburban. It is located on Farm-to-Market Rd. 1825 and consists of 79.3 acres with 203 lots, the average lot size 75' x 150'.

The staff reviewed the following departmental comments:

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|-----------------------------------|---|
| 1. Water and Sewer | - Sanitary sewer not available.
Water available from Water District #11. May require annexation into Water District. |
| 2. Electric and Telephone Company | - Additional easements required. |
| 3. Storm Sewer | - Drainage easements required. |
| 4. Public Works | - Show all lot and block numbers |
| 5. Parks and Recreation | - Creek area would serve as an excellent site for a private commons area for residents of this subdivision. |
| 6. Traffic and Transportation | - Spray Drive should have minimum 300' radius curve |

Planning Department comments are as follows:

1. Number all lots and blocks.
2. Modify layout as indicated in blue on plat review print. The staff reported that the owner had agreed to the modifications.
3. Show building setback lines on all lots.
4. Show ties across Farm-to-Market Road 1825 and County Road.
5. Show street name for existing 60' public road.
6. Evidence required on dedication of 60' public road.
7. All intersections should be as close to 90° as possible.
8. Schematic plan on balance of plans requires further study.
9. Variance required on length of Diamond Ct. and Spray Ct. Recommend variance be granted because adequate traffic circulation is provided.
10. Variance required on length of block A and B. Recommend variance be granted, because of topography (block B), and previously platted subdivision adjoining block A.
11. No sidewalks required.
12. Compliance with departmental requirements.

The staff reported that the owners have requested to change the name of all the streets in the subdivision and stated there is no objection if there is no conflict with existing streets.

After further discussion, the Committee

VOTED: To APPROVE the preliminary plan of HILLSIDE SPRINGS subject to the above conditions, and granting a variance on the length of blocks A and B, and on the length of Diamond Ct. and Spray Ct.

C8-70-40

Greenway Plaza

Interstate Highway 35 and Rundberg Lane

The staff reported that this subdivision is proposed for commercial use, and is classified as urban. It is located on Interstate Highway 35 and Rundberg Lane and consists of 110.2 acres with 5 lots, the average lot size being 20 acres.

The staff reviewed the following departmental comments:

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|-----------------------------------|--|
| 1. Water and Sewer | - Water and sewer are available |
| 2. Electric and Telephone Company | - Additional easements required |
| 3. Storm Sewer | - Additional drainage easements required |
| 4. Public Works | - O.K. |
| 5. Parks and Recreation | - Provision should be made to provide open space area along Little Walnut Creek as required by Austin Development Plan. |
| 6. Traffic and Transportation | - North Plaza required to be curved with minimum inside radius of 300 feet instead of angled as shown. Question raised as to possibility of southerly extension of North Plaza with bridge across and question relative to width of cemetery road. |

Planning Department comments are as follows:

1. Alignment of Park Plaza may be required to be shifted northerly because of its relation to Little Walnut Creek.
2. Cul-de-sac required at east end of Park Plaza.
3. Variance required on length of all blocks. Recommend variance be granted because of creek and large commercial tracts.
4. Show building setback lines on plan.
5. Identify area intended for green belt adjacent to Little Walnut Creek.
6. Fiscal arrangements required in conjunction with final plat for sidewalks along the south side of Park Plaza, along the east side of North Plaza, along the south side of Rundberg Lane, and along the east side of IH 35.
7. Show easement for existing power line.
8. Compliance with departmental requirements.

After further discussion, the Committee

VOTED: To APPROVE the preliminary plan of GREENWAY PLAZA, subject to the above conditions, and granting a variance on cul-de-sac requirement of east end of Park Plaza and length of blocks, and recommended that no sidewalks be required on IH 35.

C8-70-42

Pecan GroveJain Lane and Stuart Drive

The staff reported that this subdivision is proposed for residential use and is classified as urban. It is located on Jain Lane and Stuart Drive and consists of 10.6 acres with 46 lots, the average lot size being 50' x 120'.

The staff reviewed the following departmental comments:

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|-----------------------------------|---|
| 1. Water and Sewer | - Water and sewer are available. |
| 2. Electric and Telephone Company | - Additional easements required. |
| 3. Storm Sewer | - Drainage easements required. |
| 4. Public Works | - Show complete boundary survey and all lot dimensions. |
| 5. Parks and Recreation | - Area along Boggy Creek should be designated as open area to comply with Austin Development Plan. |
| 6. Traffic and Transportation | - Alignment of Jain Lane in relation to existing street must be approved by Directors of Traffic and Transportation and Public Works. Sidewalks required. |

Planning Department comments are as follows:

1. Show complete boundary survey.
2. Show radius of cul-de-sac.
3. Overlapping area of Stuart Drive and power line easement must be approved by electric department.
4. Final plat may require a restriction on floor elevations for lots adjacent to Boggy Creek.
5. All lots must comply with ordinance requirements for width and area.
6. Fiscal arrangements required in conjunction with final plat for sidewalks along both sides of Jain Lane.
7. Compliance with departmental requirements.

After further discussion, the Committee

VOTED: To APPROVE the preliminary plan of PECAN GROVE subject to the above conditions.

C8-70-43

Quail Creek, Phase Two (2)Rundberg Lane and Parkfield Drive

The staff reported that this subdivision is proposed for residential use and is classified as urban. It is located on Rundberg Lane and Parkfield Drive and consists of 68 acres with 237 lots, each lot averaging 80' x 125'.

The staff reviewed the following departmental comments:

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| 1. Water and Sewer | - Water and sewer are available. |
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9A

C8-70-43 Quail Creek, Phase Two (2)--contd.

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| <ul style="list-style-type: none"> 2. Electric and Telephone Company 3. Storm Sewer 4. Public Works 5. Parks and Recreation 6. Traffic and Transportation | <ul style="list-style-type: none"> - Additional easements required. - Drainage easements required. - Show scale and tie across Peyton Gin Road. - Loss of school property would jeopardize installation of play-ground facilities on school site. - Requires major revision to satisfy street system needs for this area. See Traffic and Transportation Plat. |
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Planning Department comments are as follows:

1. A no-access restriction required on final plat for lots 1-6, block A (or N) adjoining Norseman Terrace.
2. Clarify block and lot designations to avoid duplication.
3. Recommend revision of layout in block D as shown on Plat Review Print and recommend that a restriction be placed on final plat prohibiting access to Rundberg Lane and requiring a driveway easement at the rear of all lots fronting Rundberg Lane for access.
4. Identify proposed uses if other than single-family or duplexes.
5. Oral report to be given at meeting regarding street layout as related to Woolldridge Elementary School tract, and sidewalk requirements will be given when layout is determined.

The staff presented a map showing the recommendations of Traffic & Transportation and outlined the problems of multiple ownership involved in this plan, and explained the problems as related to the school tract and the streets dedicated by the school. The owner and engineer stated their objections to the changes recommended by the staff and asked for approval of the northerly portion of the plan down to the creek, recognizing the problems involved on the southern portion of the plan. After further consideration, a majority of the Committee members felt that the revision outlined in Planning Department Comment #3 was not desirable in their opinion and discussed the deepening of the partial cul-de-sac on Rundberg Lane to provide for a full cul-de-sac with standard neck at intersection and the rearrangement of the 8 lots on the corners of Rundberg Lane and Parkfield Drive which was agreed to by the owner and therefore

VOTED: To APPROVE the northern portion of the preliminary plan of QUAIL CREEK, PHASE TWO (2) subject to making a full cul-de-sac on Rundberg Lane and the fronting of the 8 lots on the corners of Rundberg Lane and Parkfield onto Parkfield Drive subject to compliance with departmental requirements, and holding in abeyance the balance of the plan, and subject to sidewalks as required.

C8-70-44 Cherry Creek West
Stassney Lane and West Gate Boulevard

The staff reported that this subdivision is proposed for residential and apartment use and commercial use and is classified as urban. It is located on Stassney Lane and West Gate Boulevard and consists of 74.66 acres with 157 lots, the average lot size being 65' x 120' and acreage.

C8-70-44 Cherry Creek West--contd.

The staff reviewed the following departmental comments:

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|-----------------------------------|--|
| 1. Water and Sewer | - Water is available, will require annexation for sewer service/may require approach main. |
| 2. Electric and Telephone Company | - Additional easements required. |
| 3. Storm Sewer | - Drainage easements may be required |
| 4. Public Works | - Show complete out boundary, scale on vicinity map, all adjacent property owners. |
| 5. Parks and Recreation | - Provisions should be made for open space in multiple family sites. Area along creek would be best suited for this purpose. |
| 6. Traffic and Transportation | - 70 feet right-of-way required for 200 feet west of West Gate Blvd. on Cherry Creek Drive to allow for left turn lanes at the intersection. |

Planning Department comments are as follows:

1. Recommend revision of plan as indicated in blue on Plat Review Print.
2. Street across northerly corner of lot 154 may be required for access to the adjoining property to the north. Developer should work with adjoining owner and the city to provide for this street at a safe distance from the end of the bridge abutment across Williamson Creek on West Gate Blvd.
3. Fiscal arrangements required in conjunction with final plat for the developer's portion of the bridge structure on West Gate Blvd. across Williamson Creek.
4. Release from Sunset Valley required for annexation to the City of Austin.
5. Approval of this plan does not constitute approval of zoning necessary for uses proposed for lots 153-156. Zoning change required prior to the final platting of these lots.
6. Recommend a tier of duplex lots be required facing Buffalo Pass as a buffer between the residential to the east and the proposed uses on lot 154.
7. Recommend a standard cul-de-sac be provided at northern corner of Clarewood Circle.
8. Fiscal arrangements required in conjunction with final plat for sidewalks along both sides of Stassney Lane, West Gate Boulevard, and the southern portion of Buffalo Pass; along the east side of the northerly portion of Buffalo Pass, and along the north and west side of Cherry Creek Drive.
9. Variance required on length of block adjoining Williamson Creek and Sunset Valley and recommended variance be granted.
10. Compliance with departmental requirements.
11. Kendrake Drive required to be vacated prior to final approval.

The staff presented the plan as proposed by the owners as related to the revisions recommended by the staff and gave the basis for the staff's recommendations. The owner and engineer expressed their objections to the revisions recommended by the staff and stated their reasons for their layout, indicating two different price ranges of homes, and asked that lot 154 be excluded from the plan to permit the owner to work out an access street with the adjoining owner to the north.

C8-70-44 Cherry Creek West--contd.

After further discussion, the Committee

VOTED: To APPROVE the preliminary plan of CHERRY CREEK WEST, excluding lot 154 subject to the above conditions except Planning Department comments #1 and 2, and granting a variance on the length of the block adjoining Williamson Creek and Sunset Valley.

C8-70-45 Point Venture, Phase Two (2)
Venture Boulevard

The staff reported that this subdivision is proposed for residential, townhouse and cluster residential use, and is classified as suburban. It is located on Venture Boulevard and consists of 275 acres with 317 lots, and an average lot size of 70' x 110'.

The staff reviewed the following departmental comments:

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|-----------------------------------|---|
| 1. Water and Sewer | - Water and sewer not available from the City of Austin. |
| 2. Electric and Telephone Company | - Additional easements required for telephone service. Outside city electric service area. |
| 3. Storm Sewer | - Drainage easements required. |
| 4. Public Works | - Show complete boundary survey, scale on location map, radii on all culs-de-sac, and use 1 street name for Augusta Drive, Augusta Circle, Lakeridge Drive & Viewpoint Drive. Change name of Champion Drive, Champion Circle and Venture Drive. |
| 5. Parks and Recreation | - Identify proposed use of Reserve "A" |
| 6. Traffic and Transportation | - Venture Boulevard required to intersect Lohmans Ford Road at right angles. Modify intersection of Venture Boulevard and Venture Drive to provide standard intersection. |

Planning Department comments are as follows:

1. Recommend a street be required between the 8th Green and the 9th Tee connecting Champions Circle with Venture Boulevard for access and circulation to the cluster development on Champions Circle.
2. All lots required to meet requirements on width and area for septic tank lots.
3. Water supply and system must be approved by City-County Health Department as lots are too small for individual wells and septic tanks.
4. A no-occupancy restriction required on final plat pertaining to Health Department approval of water supply and septic tank systems. The staff read a report from the Health Department stating that septic tanks could not be approved.

8-70-45 Point Venture, Phase Two (2)--contd.

5. Reserve tract "C" required to be platted with platting of surrounding property.
6. Variance required on length of several blocks and on length of Lakeview Drive and Augusta Circle. Recommend variance be granted in all cases except for Planning Department Comment #1 because of topography.
7. Variance required on length of Lakeview Drive, culs-de-sac. Recommend variance be granted because of topography.
8. Compliance with departmental requirements.
9. No sidewalks required.

After further discussion, the Committee

VOTED: To APPROVE the preliminary plan of POINT VENTURE, PHASE TWO (2), subject to the above conditions, granting a variance on length of Lakeview Drive and Augusta Circle and on block length, excepting the street outlined in Planning Department Comment #1.